
RESIDENTIAL CODE OF OHIO

1, 2, & 3 FAMILY CHECKLIST

Information is required to be on drafted scaled drawings for 1, 2 and 3-family dwellings based on the Residential Code of Ohio when three stories or less in height.

- Room uses, dimensions, and ceiling heights (RCO 304/305)
- Building materials used in the construction of walls, floors, ceilings and roof framing (RCO Chapters 3-9)
 - Smoke detectors (110 Volt) on each level, and in and near bedrooms, interconnected with battery back-up (RCO 314)
 - CO detection outside of each grouping of sleeping rooms.
 - Carbon Monoxide detectors/alarms shall be installed outside each separate sleeping area in dwelling units within which fuel-fired appliances are installed and in dwelling units with attached garages (RCO 315)
- Stair details (riser, tread, headroom clearance) (RCO 311)
- Stair handrail heights and locations, guardrail heights and opening limitations (RCO 311/312)
- Fireplace details, hearth dimensions and masonry chimney details (RCO Chapter 10)
A 20-minute door between the garage and residence.
- Retaining wall details (RCO 404) a separate permit is required.
- Manufacturer's truss specifications complete with an Ohio Engineer's seal (RCO 802.10/106.2)
- Window sizes for emergency egress, light and ventilation (RCO 310 / RCO 303)
 - 3' x 3' minimum landings at a main egress door (1 riser maximum), 2 riser maximum if a door other than the main egress door does not swing over the landing (RCO 311)
- Fire separation between the garage and dwelling, slope garage slab toward vehicle door (RCO 309 RCO 302)
- Beam, header, column sizes and locations (RCO 407, Chapters 5 & 6)
- Deck details, including framing and connections (RCO Chapters 4 & 5) (also reference City Residential Deck Handout)
- Footings 30" minimum below grade, soil bearing capacity (RCO 301/403)
- Roof covering materials, felt underlayment per roof slope requirements (RCO 503/RCO Chapter 9)
- Wall bracing methods and specifications (RCO 602)-
- Energy Compliance Method to be used.
- Attic access and ventilation

- Crawl space access and ventilation (RCO 408)
- Location of mechanical appliances (furnace, water heater, flues) and required combustion air (RCO Chapter 14)
- Outside combustion air for fireplaces, furnaces and water heaters (RCO Chapters 10/17/18/20 & 24)
- Lumber specifications (Fb and E), design loads (RCO 301.5/502/602).
- Safety glazing in shower doors, along stairs and landings, near doors and other required locations (RCO 308.4)
- Bathroom exhaust fan (RCO 303.3) or natural ventilation
- Architect or Engineer's stamp/seal/signature if drawings have been prepared by same or when required (RCO 106.1.1/106.2)
- Describe basement water proofing method (RCO 406.2).
- Scale Plot Plan (Site Survey when required) for all additions; a Site Survey with utilities and grading for all new buildings (RCO 106.1.1)
- Completed and coordinated Building and Mechanical (HVAC) Applications when applicable